



52 FISHERS ROAD

PORT SETON, PRESTONPANS, EH32 0ET



4



2

EPC
RATING

C

COUNCIL
TAX BAND

D



Welcome to an exceptional four-bedroom end-terrace house in the historic town of Port Seton, offering easy access to East Lothian's beautiful coastline and surrounding countryside. This family home has been thoroughly upgraded and extended, providing accommodation over three floors, alongside shared parking and attractive gardens. It further boasts two reception rooms, a state-of-the-art German breakfasting kitchen, excellent storage, and a modern en-suite, family shower room, and WC. It also benefits from a large multi-purpose outbuilding.

Inside, a naturally lit hall welcomes you in, leading through double doors to the living room. Here, an elegant canvas of neutral tones ensures an inviting environment for daily use. A tasteful accent wall envelopes a wall-set fireplace with a living-flame effect, while a southwest-facing picture window bathes the room in warm sunlight. An equally stylish dining room provides plenty of space for a large table and additional comfy seating. Conveniently, it has an adjacent WC and storage, as well as an open archway connecting to the kitchen. Organised around a central breakfast island set below a skylight, the German Bauformat Collection kitchen has a statement design with handle-less cabinetry in sumptuous tones, black splashbacks and luxury quartz worktops.

FEATURES

- Fully upgraded and extended end-terrace house
- Desirable location in the coastal town of Port Seton
- Naturally-lit entrance hall
- Living room with southwest-facing aspect
- Dining room with adjacent WC and storage
- Statement German breakfasting kitchen
- Dual-aspect principal suite with a store
- Two further double bedrooms with wardrobes
- Versatile study/single bedroom with storage
- Modern 3pc en-suite shower room
- Modern 3pc family shower room
- Low-maintenance front and rear gardens
- Pergola, office/garden room, and utility room
- Shared driveway accommodating two cars
- Gas central heating and double glazing





The kitchen aesthetic is highly effective and further enhanced by premium integrated appliances and under-unit lighting. Upstairs leads to two double bedrooms with built-in wardrobes and a versatile study/single bedroom also with built-in storage. These rooms are served by a modern three-piece family shower room. Meanwhile, the dual-aspect principal suite occupies the second floor, enjoying a spacious footprint and a generous store. For added luxury, it has its own modern en-suite as well. Gas central heating and double glazing ensure year-round comfort. Outside, the home is flanked by front and rear gardens. Fully enclosed, the rear garden also features a sizeable outbuilding which includes a charming pergola for outdoor dining, an office/garden room with lighting and power, and a generously appointed utility room. There is also a shared drive accommodating two cars. Extras: all fitted floor coverings, window blinds, ceiling/wall light fixtures, and integrated kitchen appliances (gas hob, concealed extractor, double oven, fridge/freezer, and dishwasher), Hotpoint fridge and freezer, Insinkerator Hot Water Tap, Bosch washing machine and a Bako Condenser Sensor tumble dryer to be included.







Port Seton, East Lothian

Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town with lovely shore walks, open parks and countryside on the doorstep. With Prestonpans train station close-by, people living here can easily enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services also travel from here to Edinburgh and beyond. The area offers some local amenities, with a larger selection available in neighbouring Prestonpans. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores, a multiplex cinema, family-friendly restaurants, and a 24-hour gym. The town has a primary school and the comprehensive Preston Lodge High School is within easy reach. The surrounding area benefits from fitness and outdoor pursuits including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club ensure sport for all the family is well-catered for.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

espc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

